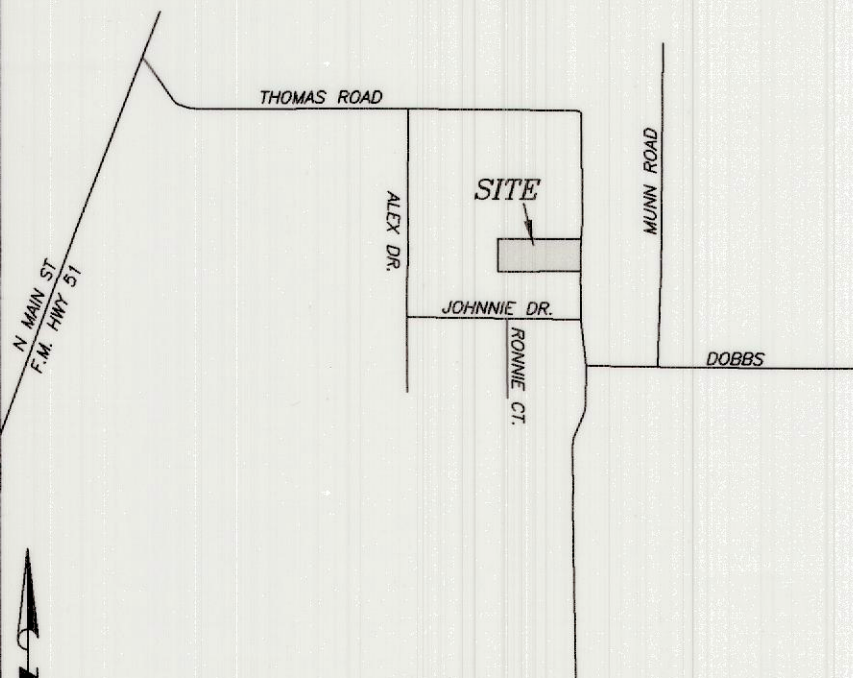


VICINITY MAP
(NOT TO SCALE)



JAMES MARK THOMAS, BEING THE DEDICATOR AND DEVELOPER OF THE ATTACHED PLAT OF SAID SUBDIVISION, HEREBY CERTIFY THAT SUBJECT PROPERTY DOES NOT LIE WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY OR TOWN.

James Mark Thomas
JAMES MARK THOMAS

THE DEDICATION OF THE STREETS AND ALLEYS SHOWN HEREON SHALL ONLY COVER AND INCLUDE THE SURFACE ESTATES OF SUCH PROPERTY, SAVE AND EXCEPT ALL GROUNDWATER RIGHTS IN, ON AND UNDER SUCH STREETS AND ALLEYS, WHICH ARE EXPRESSLY REMOVED TO AND RETAINED BY THE ADJOINING LOT. IT IS THE PURPOSE AND INTENT OF THIS RESERVATION THAT EACH LOT HAVE AND MAINTAIN NO LESS THAN 2.00 ACRES OF GROUNDWATER RIGHTS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE UPPER TRINITY GROUNDWATER CONSERVATION DISTRICT. ANY SALE, CONVEYANCE, LEASE OR OTHER PROPERTY TRANSFER OF A LOT SHALL INCLUDE SUCH GROUNDWATER RIGHTS TO THE ADJOINING STREET OR ALLEY, IF ANY. PROPERTY TRANSFER OF A LOT IS MADE IN SUCH A WAY THAT THE LOT NO LONGER RETAINS, AT MINIMUM, 2.0 ACRES OF GROUNDWATER RIGHTS, THE OWNER OF SAID LOT SHALL BE INELIGIBLE TO DRILL A WATER WELL ON THE LOT UNDER THE RULES OF THE DISTRICT. IN REGARD TO A LOT ON WHICH A WELL HAS ALREADY BEEN DRILLED, IF AT ANY POINT A PROPERTY TRANSFER IS MADE THAT RESULTS IN THE GROUNDWATER RIGHTS ASSOCIATED WITH THE LOT FAILING TO MEET THE DISTRICT'S MINIMUM TRACT SIZE REQUIREMENT OF 2.0 ACRES, THE WELL SHALL BE PLUGGED WITHIN NINETY (90) DAYS OF SUCH TRANSFER.

STATE OF TEXAS }
COUNTY OF PARKER }

202523008 PLAT Total Pages: 1

WHEREAS James Mark Thomas, being the owner of that certain 5.059 acre tract of land more particularly described as follows:

Description for a tract of land situated in the JOHN B. THOMAS SURVEY, Abstract No. 1290, Parker County, Texas, said tract being a portion of that certain tract of land described in deed to James Mark Thomas, recorded in Clerks File No. 201403126, Real Records, Parker County, Texas and being more particularly described as follows:

BEGINNING at a 3/4" iron found at the Northwest corner of Lot 35, Block 3, Thomas Estates, Phase 3, recorded in Cabinet F, Slide 413, Plat Records, Parker County, Texas and in the East line of Lot 30, Block 2, Thomas Estates, Phase 2, Cabinet F, Slide 55, Plat Records, Parker County, Texas;

thence N 01°31'26" E, with the East line of said Thomas Estates, Phase 2, a distance of 237.65 feet to a capped iron set;

thence N 89°14'47" E. a distance of 922.94 feet to a point in Thomas Road;

thence S 00°53'34" E, with said Thomas Road, a distance of 237.47 feet;

thence S 89°14'47" W, at 10.71 feet passing a capped iron found at the Northeast corner of Lot 40, Block 3 of said Thomas Estates, Phase 3 and continuing with the North line of said Thomas Estates, Phase 3, in all, 932.96 feet to the POINT OF BEGINNING and containing 5.059 acres of land.

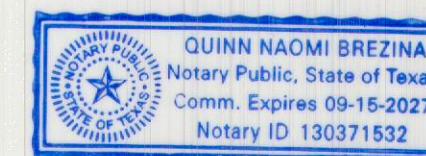
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS that James Mark Thomas, acting by and thru his duly authorized agent does hereby adopt this plat designating the hereinabove described real property as.....

Lots 1, Block 1
THOMAS RANCH,
Parker County, Texas

and does hereby dedicate to the Public's use forever, the streets and easements shown hereon.

Executed this the 28th day of July, 2025.

James Mark Thomas
James Mark Thomas



STATE OF TEXAS }
COUNTY OF PARKER }

BEFORE ME, the undersigned authority, on this day personally appeared James Mark Thomas, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 28th day of July, 2025.

[Signature]
Notary Public State of Texas

21290.004.000.50 SP
18366 SP
K-4

SUFFICIENT RESEARCH WAS PERFORMED TO DETERMINE THE BOUNDARY LOCATIONS OF THIS PROPERTY. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS OR OTHER MATTERS THAT A COMPLETE TITLE SEARCH MIGHT REVEAL.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48367C0175-E, DATED SEPTEMBER 26, 2008, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

ALL CORNERS ARE 1/2" CAPPED IRONS SET UNLESS OTHERWISE NOTED.

THIS PLAT REPRESENTS PROPERTY WHICH HAS BEEN PLATTED WITHOUT A GROUNDWATER CERTIFICATION AS PRESCRIBED IN THE TEXAS LOCAL GOVERNMENT CODE, SECTION 232.0032. BUYER IS ADVISED TO QUESTION THE SELLER AS TO THE GROUNDWATER AVAILABILITY.

SURVEYOR IS NOT RESPONSIBLE OR LIABLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR GAS PIPELINES. CONTACT 811 FOR EXACT LOCATION OF UNDERGROUND UTILITIES AND GAS PIPELINES.

WATER TO BE SUPPLIED BY PRIVATE WATER WELL.

SEWER TO BE PROVIDED BY PRIVATE SEPTIC SYSTEMS.

TOTAL NUMBER OF RESIDENTIAL LOTS: 1

SUBJECT PROPERTY DOES NOT LIE WITHIN THE CITY LIMITS OR E.T.J. OF ANY CITY OR TOWN.

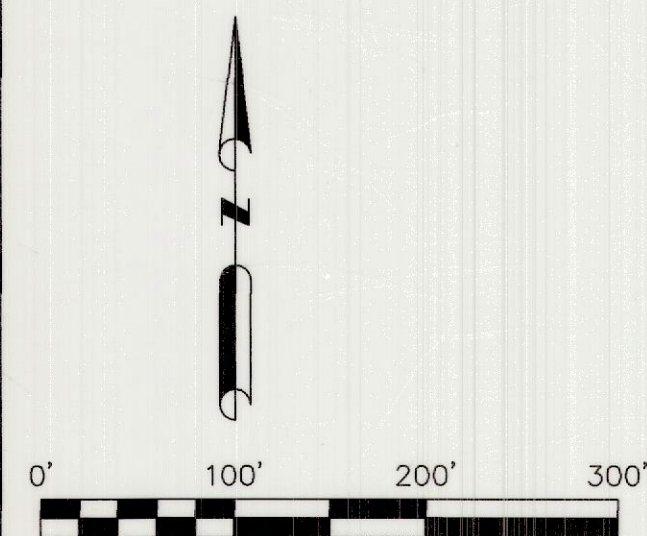
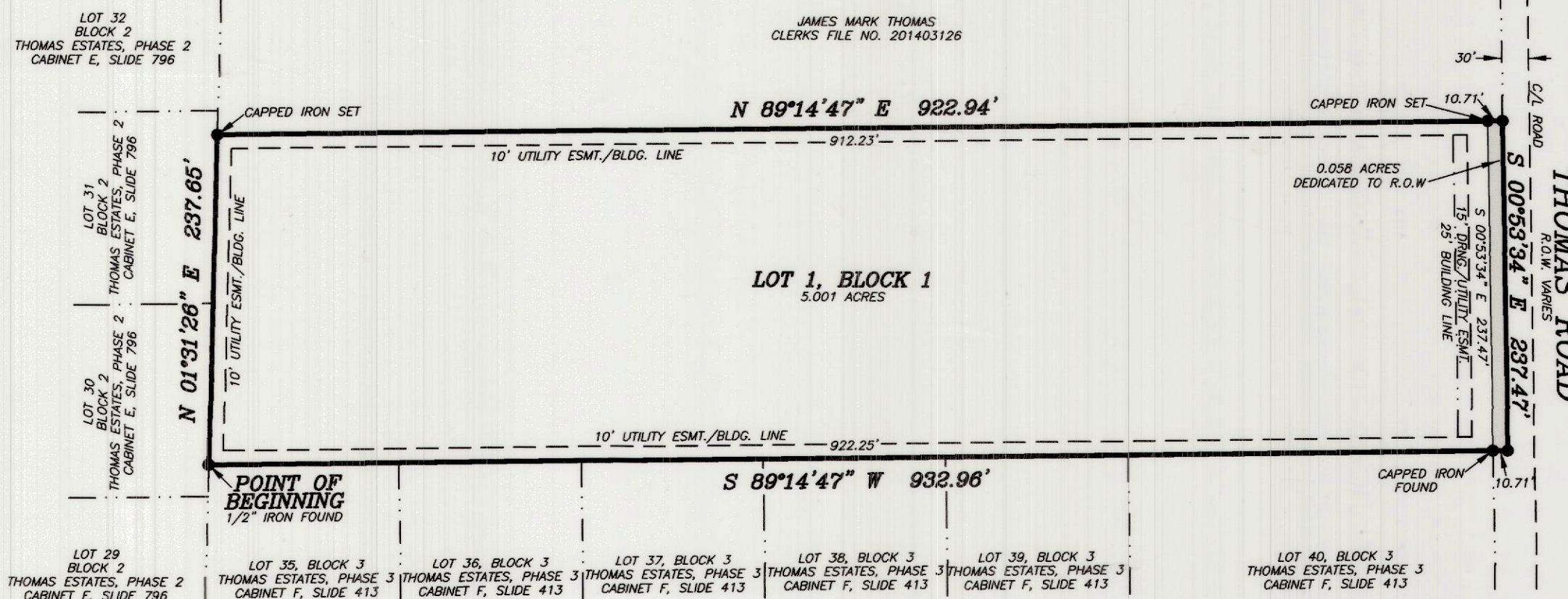
DRIVEWAY CULVERT PERMITS MUST BE OBTAINED FROM PARKER COUNTY ON ALL LOTS. CULVERT MUST BE A MINIMUM OF 18" CMP.

POSTED SPEED LIMIT THOMAS ROAD=30 MPH

LANDOWNERS ARE TO DISPLAY REFLECTIVE HOUSE NUMBERS BY THEIR DRIVEWAY THAT ARE VISIBLE AND READABLE DAY AND NIGHT FROM THE PUBLIC ROAD.

VARIANCE FOR DRIVEWAY DISTANCE ON THOMAS ROAD WAS APPROVED IN THE COMMISSIONERS COURT ON JULY 14, 2025.

WAIVER FOR GROUNDWATER STUDY WAS APPROVED IN THE COMMISSIONERS COURT ON JULY 14, 2025.



SCALE 1"=100'

HORIZON LAND SURVEYING

P.O. Box 1935
Azle, Texas 76098
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616



THE PLAT HEREON WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED PROPERTY SHOWN HEREON.
Doug Burt
DOUG BURT
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 2023
MAY 23, 2025

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Lila Deakle

202523008
08/26/2025 09:37 AM
Fee: 100.00
Lila Deakle, County Clerk
Parker County, TX
PLAT

OWNER/DEVELOPER

JAMES MARK THOMAS
1414 THOMAS ROAD
SPRINGTOWN, TEXAS 76082

THE STATE OF TEXAS }
COUNTY OF PARKER }

APPROVED BY THE COMMISSIONERS COURT OF PARKER COUNTY, TEXAS, THIS THE 28th DAY OF August, 2025.

COUNTY JUDGE
George A. Conlay
COMMISSIONER PRECINCT #1

James H. Hester
COMMISSIONER PRECINCT #2

Jimmy Hester
COMMISSIONER PRECINCT #3

Travis Hester
COMMISSIONER PRECINCT #4

Final Plat Showing
Lot 1, Block 1,
THOMAS RANCH
an Addition to Parker County, Texas
and being 5.059 acres of land situated in the
JOHN B. THOMAS SURVEY, Abstract No. 1290, Parker County, Texas.